151.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,044,400 / 1,044,400
					USE VALUE:	1,044,400 / 1,044,400
					ASSESSED:	1,044,400 / 1,044,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OXNARD GEOFFREY R & ALEXANDRA
Owner 2:	
Owner 3:	
Street 1:	6 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURSTEIN PHILIP L--ETAL -
Owner 2:	BURSTEIN NANCY R -
Street 1:	108 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1922, having primarily Clapboard Exterior and 2157 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	527,100	13,300	504,000	1,044,400
Total Card	0.230	527,100	13,300	504,000	1,044,400
Total Parcel	0.230	527,100	13,300	504,000	1,044,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.15 | /Parcel: 484.15

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100081
GIS Ref	
GIS Ref	
Insp Date	01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	527,100	13300	10,000.	504,000	1,044,400		Year end	12/23/2021
2021	101	FV	512,100	13300	10,000.	504,000	1,029,400		Year End Roll	12/10/2020
2020	101	FV	512,100	13300	10,000.	504,000	1,029,400	1,029,400	Year End Roll	12/18/2019
2019	101	FV	371,300	13500	10,000.	504,000	888,800	888,800	Year End Roll	1/3/2019
2018	101	FV	371,300	13500	10,000.	446,400	831,200	831,200	Year End Roll	12/20/2017
2017	101	FV	371,300	13500	10,000.	374,400	759,200	759,200	Year End Roll	1/3/2017
2016	101	FV	371,300	13500	10,000.	374,400	759,200	759,200	Year End	1/4/2016
2015	101	FV	350,800	13600	10,000.	324,000	688,400	688,400	Year End Roll	12/11/2014

!11847!

PRINT

Date	Time
12/30/21	13:13:48

LAST REV

Date	Time
04/09/18	11:28:39
apro	

USER DEFINED

Prior Id # 1:	100081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 11847

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURSTEIN PHILIP	62873-437		11/1/2013	Change>Sale	712,000	No	No		Address changed by engineering from 108 Oakla
	13743-550		7/1/1979		95,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2016	1205	Solar Pa	4,000					
10/21/2015	1602	Manual	3,000					
6/24/2015	788	Window/S	26,855		6/24/2015			Add 2 windows on 2
3/10/2014	184	Renovate	33,425					
5/3/2011	369	Manual	21,000					BUILD COVERED WALK
8/20/2007	718	Det. Gar	45,000			G9	GR FY09	garage and drivewa
4/20/2007	259	New Wind	7,400			G9	GR FY09	
6/30/2005	557	New Wind	6,366					

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
6/10/2014	Info Fm Prmt	PC	PHIL C
10/29/2008	Meas/Inspect	189	PATRIOT
12/22/1999	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	8									504,000						504,000	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	6 - Saltbox		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.13674212
Const Adj.:	1.00689924
Adj $ / SQ:	160.242
Other Features:	101023
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552520
Depreciation:	25416
Depreciated Total:	527104

COMMENTS

Previously know as 108 Oakland Ave. Changed as owners request. BSMT SINK. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

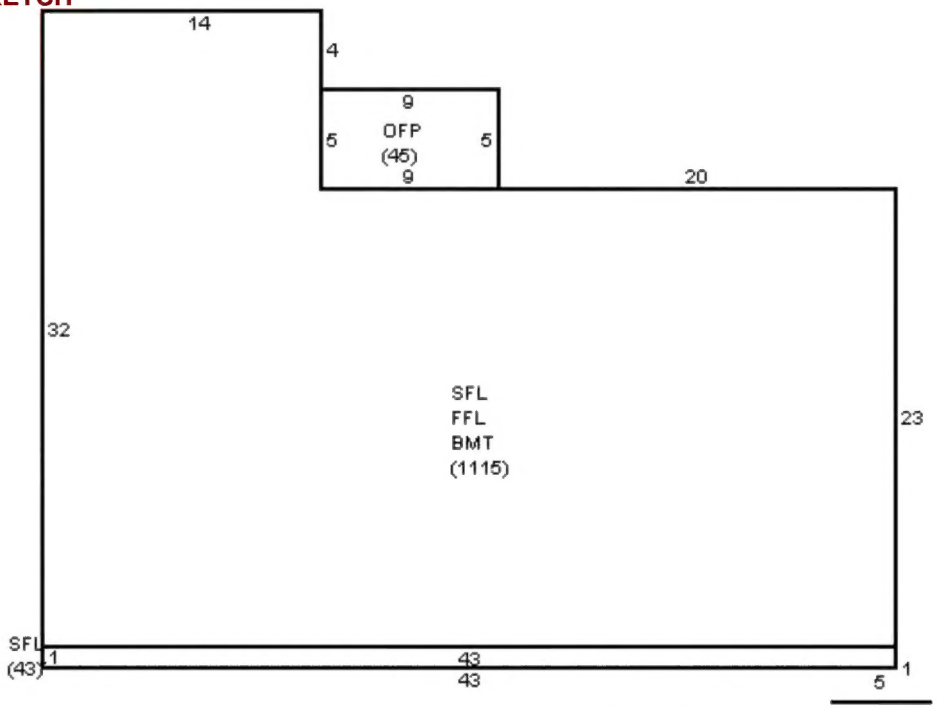
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.27
Special Features:	0	Val/Su Net:	158.91
Final Total:	527100	Val/Su SzAd	244.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,115	48.070	53,601
FFL	First Floor	1,115	160.240	178,670
SFL	Second Floor	1,042	160.240	167,004
OFP	Open Porch	45	44.300	1,994

Net Sketched Area:	3,317			Total:	401,269
Size Ad	2157.2	Gross Area	3433	FinArea	2157

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	G	VG	2007	24.18	T	4.8	101			13,300			13,300

More:	N	Total Yard Items:	13,300	Total Special Featues:		Total:	13,300